

NOTES:
LOT DESIGNATIONS AND SIZE
 Each RV lot has a lot number and letter designating the size of that lot. See table below. Lots range in size from a small of 36' x 75' to as large as 40' x 120'. Each lot has a 18' x 40' concrete pad, with water, power and sewer connections.

CONSTRUCTION PHASES:
 The project will be developed in 2 phases.

Phase 1 - Development of entrance road, and infrastructure to support development on the East side of the road to include 52 RV lots, water, sewer and drainage improvements, the Maintenance Building, including water treatment, emergency generator, and storage facilities. A temporary Office/Construction trailer is proposed to be located on Lot 53 to support the facility construction and serve as the Site Office until the office is open in Phase 2.

Phase 2 - Development of infrastructure to support remaining 38 lots on the West side of the entrance road to include an office, laundry, shower facilities with restrooms, and a multipurpose room. In addition this phase will see the construction of the proposed 40' gazebo.

LOT SIZES:

A	40' X 80'
B	36' X 80
C	36' X (75' - 108')
D	40' X 75'
E	40' X (108' - 120')
F	38' X 75'
G	36' X 75'
H	38' X (82' - 101')
I	39' X 75'

COMMERCIAL SITE DATA

PARCEL AREA = 520,106.4 SF = 11.94 ACRES

SURFACE AREAS

EXISTING BUILDING = 100.0 SF (0.0023 ACRES) - Existing Pump House

PROPOSED:

PHASE 1 - PROPOSED BUILDING = 1,800.0 SF (0.04 ACRES) FOOTPRINT OF MAINTENANCE BLDG
 PHASE 2 - PROPOSED BUILDING = 1,400.0 SF (0.03 ACRES) FOOTPRINT OFFICE/LAUNDRY/BATH HOUSE
 = 1,131.4 SF (0.026 ACRES) GAZEBO

ASPHALT & CONCRETE WITHIN PARCEL

PHASE 1 - 11,364 SF EXISTING ASPHALT + 11,364 SF OF NEW ASPHALT = 22,728 SF OF ASPHALT
 37,540 SF OF NEW CONCRETE = 37,540 SF OF CONCRETE
 PHASE 2 - 0.0 SF OF NEW ASPHALT + 27,460 SF NEW CONCRETE = 27,460 SF OF CONCRETE

AREA OF PERVIOUS PAVEMENT (GEOWEB WITH #57 GRANIT INFILL)

PHASE 1 - 24,756.78 SF ROADS + 11,232 SF DRIVES = 35,988.78 SF OF PERVIOUS PAVEMENT
 PHASE 2 - 15,060.3 SF ROADS + 8,208.0 SF DRIVES + 9101.2 SF PARKING = 32,369.5 SF OF PERVIOUS PAVEMENT

TOTAL PROPOSED IMPERVIOUS SURFACE AREA ON PARCEL

AT COMPLETION OF PHASE 1 = 62,068 SF (1.42 ACRES)
 AT COMPLETION OF PHASE 2 = 62,068 SF + 29,991.4 SF (0.69 ACRES) = 92,059.4 SF (2.11 ACRES)
 TOTAL AREA TO REMAIN PERVIOUS 428,047 SF (9.65 ACRES) (PHASE 1 AND 2)

PROPOSED IMPERVIOUS SURFACE RATIO:

AT COMPLETION OF PHASE 1 62,068.0 SF (IMPERVIOUS AREA) / 520,106.4 SF (PARCEL AREA) = 0.12 ISR
 AT COMPLETION OF PHASE 2 92,059.4 SF (IMPERVIOUS AREA) / 520,106.4 SF (PARCEL AREA) = 0.18 ISR

FEMA FLOOD ZONE DESIGNATION

PROPERTY IS LOCATED IN FLOOD ZONE AE EL 13 AND 14
 FIRM COMMUNITY PANEL NO. 12075C0455G

LAND USE CODES

PROPERTY LAND USE CODE = C2 REQUESTING CHANGE TO C3
 ADJACENT PROPERTY LAND USE CODES:
 NORTH = C2
 SOUTH = R
 EAST = C2 AND R
 WEST = C2 AND R

FLOOR AREA RATIO

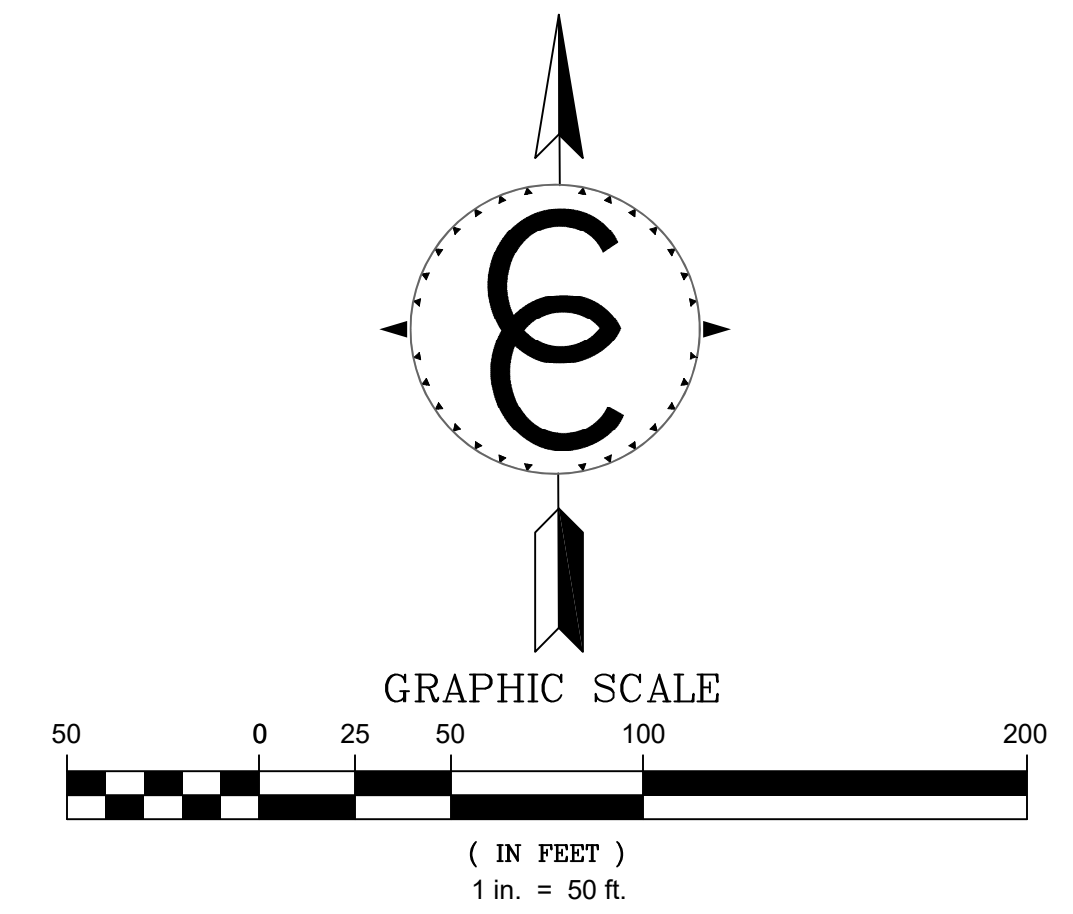
TOTAL BUILDING AREA
 AT COMPLETION OF PHASE 1 - 1,800 SF = 0.04 ACRES
 AT COMPLETION OF PHASE 2 - 4,331.4 SF = .1 ACRES
FLOOR AREA RATIO (F.A.R.)
 AT COMPLETION OF PHASE 1 - 1,800 SF / 520,106.4 SF = 0.0035
 AT COMPLETION OF PHASE 2 - 4,331.4 SF / 520,106.4 SF = 0.0083

PARKING REQUIREMENTS PROPOSED

1 PER 100SF OF RETAIL - LAUNDRY 4 REQUIRED
 1 PER 300 SF OF OFFICE - OFFICE 1 REQUIRED
 1 PER 300 SF OF MEETING - MEETING 2 REQUIRED
 2 SPACES RESERVED FOR SHOWER FACILITIES

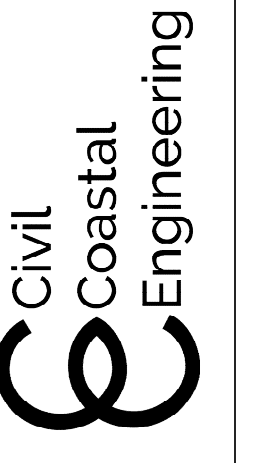
PARKING SPACES

TOTAL PARKING SPACES REQUIRED = 9 SPACES
 TOTAL PARKING SPACES PROVIDED = 21 SPACES
 HANDICAP SPACES = 1 TOTAL



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REV.	DATE	COMMENT
1	12/5/2022	PLANNING COMMISSION UPDATE TO 11.94 AC
2	###	###
3	###	###
4	###	###
5	###	###
6	###	###
7	###	###
8	###	###
9	###	###
10	###	###

Conceptual Site Plan
 SEC: 30 TWN: 14 RING: 14

Crane Pond RV Resort
 FOR
 Shankland & Associates
 Cedar Key, Florida

SCALE:
 1"=50'
 DRAWN BY:
 WW
 DESIGNED BY:
 WW
 CHECKED BY:
 WW
 START DATE:
 Aug 2022
 PROJECT NUMBER:
 000000
 SHEET NUMBER: